123.0	0002	0013.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	873,100 /	873,100
					USE VALUE:	873,100 /	873,100
					ASSESSED:	873,100 /	873,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
32		DEVEREAUX ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WELLS FREDERICK H
Owner 2:	WELLS JENNIFER
Owner 3:	
Street 1:	32 DEVEREAUX ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	WELLS FREDERICK H -
Owner 2:	WELLS JENNIFER -
Street 1:	32 DEVEREAUX ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,119 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1920, having primarily Clapboard Exterior and 2124 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4119.000	383,900		489,200	873,100
Total Card	0.095	383,900		489,200	873,100
Total Parcel	0.095	383,900		489,200	873,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 411.03 | /Parcel: 411.0

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	79587
GIS Ref	
GIS Ref	
Insp Date	04/21/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 123.0-0002-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	383,900	0	4,119.	489,200	873,100	873,100	Year End Roll	12/18/2019
2019	101	FV	289,300	0	4,119.	516,400	805,700	805,700	Year End Roll	1/3/2019
2018	101	FV	289,300	0	4,119.	380,500	669,800	669,800	Year End Roll	12/20/2017
2017	101	FV	289,300	0	4,119.	364,200	653,500	653,500	Year End Roll	1/3/2017
2016	101	FV	289,300	0	4,119.	337,000	626,300	626,300	Year End	1/4/2016
2015	101	FV	282,100	0	4,119.	282,700	564,800	564,800	Year End Roll	12/11/2014
2014	101	FV	282,100	0	4,119.	276,100	558,200	558,200	Year End Roll	12/16/2013
2013	101	FV	282,100	0	4,119.	263,100	545,200	545,200		12/13/2012

!9603!

PRINT

Date	Time
12/11/20	00:03:27

LAST REV

Date	Time
10/29/20	09:53:28
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 9603

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NELSON ANDREW	22672-196		12/1/1992		180,000	No	No		

USER DEFINED

Prior Id # 1:	79587
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/19/2020	900	Insulate	3,477	C				
8/21/1995	492		10,000					PORCH TO LIVING AR
3/14/1994	58		1,000					DEMO GARAGE
1/15/1993	16		20,000					RENOVATE/REMODEL

ACTIVITY INFORMATION

Date	Result	By	Name
4/21/2018	MEAS&NOTICE	KB	Kevin B
2/9/2009	Measured	372	PATRIOT
4/11/2000	Inspected	263	PATRIOT
11/17/1999	Mailer Sent		
10/27/1999	Measured	264	PATRIOT
4/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4119		Sq. Ft.	Site		0	90.	1.32	10									489,215						489,200	

Total AC/HA: 0.09456 | Total SF/SM: 4119 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 489,215 | Spl Credit | Total: 489,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.17264807
Const Adj.:	0.99980003
Adj $ / SQ:	146.552
Other Features:	82700
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	471578
Depreciation:	87714
Depreciated Total:	383865

COMMENTS

WATER VIEW OF SPY POND.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

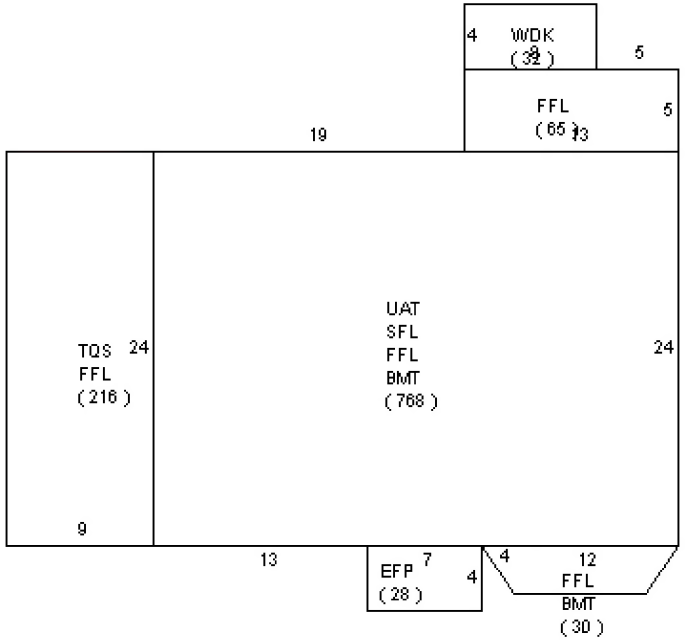
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	161.21
Special Features:	0	Val/Su Net:	125.50
Final Total:	383900	Val/Su SzAd	191.09

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,079	146.550	158,129
BMT	Basement	798	43.970	35,084
SFL	Second Floor	768	146.550	112,552
UAT	Upper Attic	192	72.690	13,956
TQS	3/4 Story	162	146.550	23,741
WDK	Deck	32	16.000	512
EFP	Enclos Porch	28	72.590	2,032
	Net Sketched Area:	3,059	Total:	346,006
Size Ad	2009	Gross Are	3689	FinArea 2124

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	60	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

123.0-0002-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	